

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02046
Thompson Creek Addition

DATE: February 11, 2003

SCHEDULED PLANNING COMMISSION MEETING: March 19, 2003

PROPOSAL: A final plat consisting of 148 lots and three outlots.

LAND AREA: Approximately 78.15 acres.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

LOCATION: South 56th Street and Union Hill Road

OWNER/

APPLICANT: Robert D. Hampton
Thompson Creek L.L.C.
3600 Village Drive Suite 140
Lincoln, NE 68516

CONTACT: Robert Dean
Engineering Design Consultants
2200 Fletcher Avenue Suite 102
Lincoln, NE 68521

EXISTING ZONING: R-3 Residential and O-3 Office Park

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North	AG	Campell's Garden Center and Nursery
South	AG	Agriculture
East	AG	Agriculture
West	R-3	Residential

HISTORY: PP#01015 - On July 15, 2002 the preliminary plat of Thompson Creek was approved.

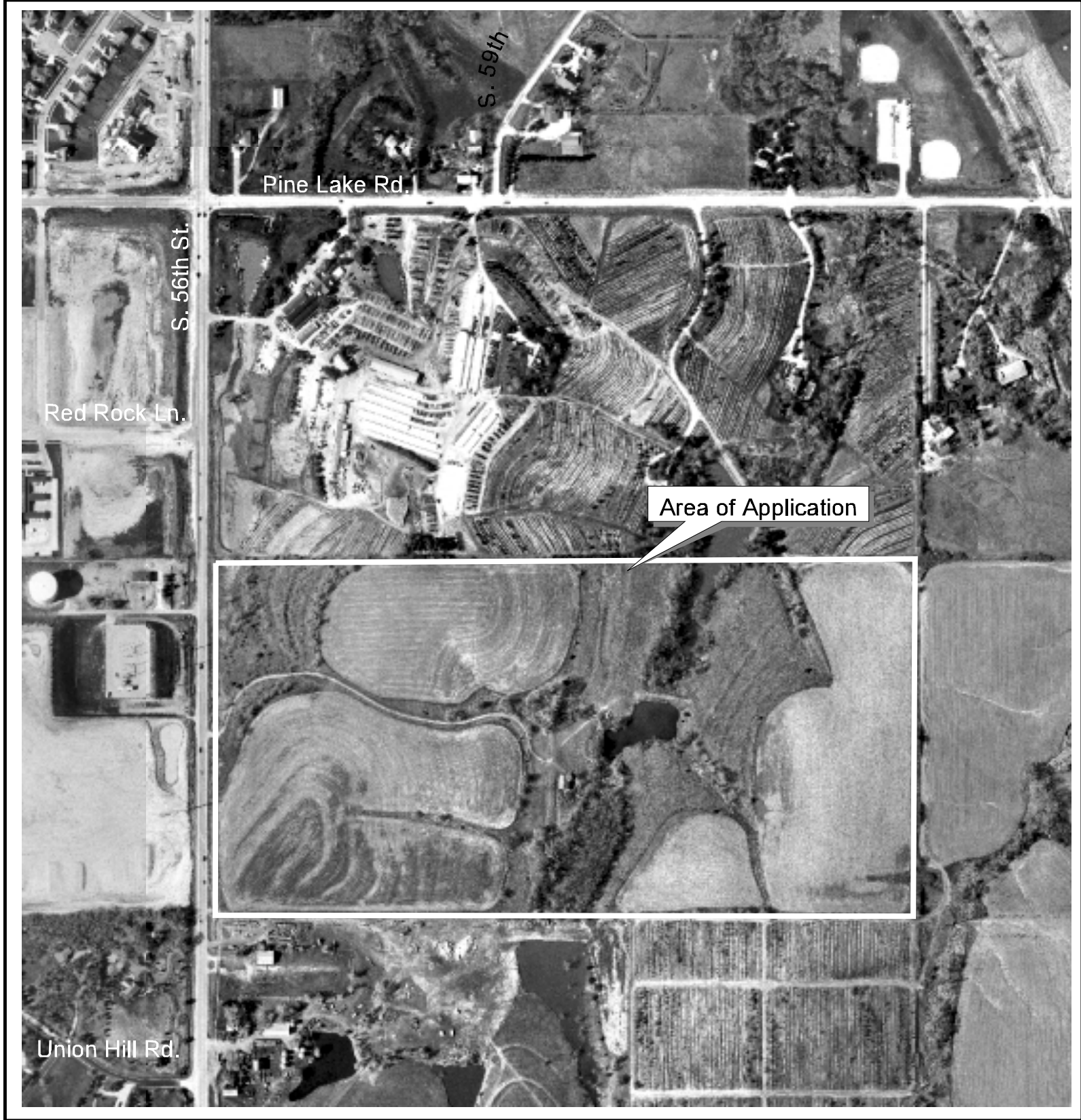
CZ-3338 - A change of zone from AG to R-3 was approved on July 15, 2002 changing the zoning on a portion of the land within the limit of the preliminary plat of Thompson Creek.

CZ-3339 - A change of zone from AG to O-3 was approved on July 15, 2002 changing the zoning on a portion of the land within the limit of the preliminary plat of Thompson Creek.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of water mains, enclosed storm drainage facilities and sanitary sewer. Sureties have been posted for all other required improvements.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

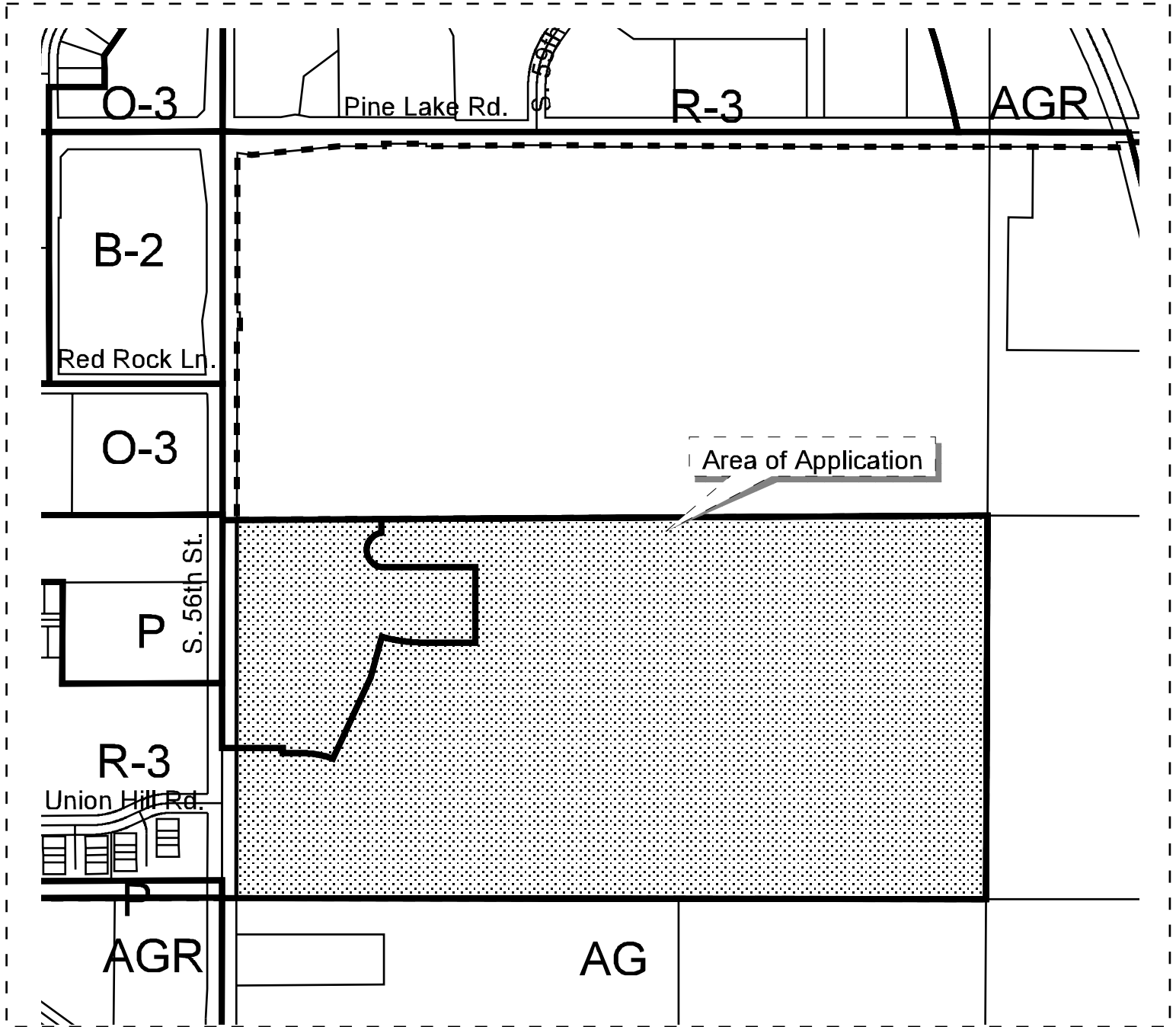
Brian Will
Planner



Final Plat #02046
Thompson Creek
S. 56th & Pine Lake Rd.



Photograph Date: 1999

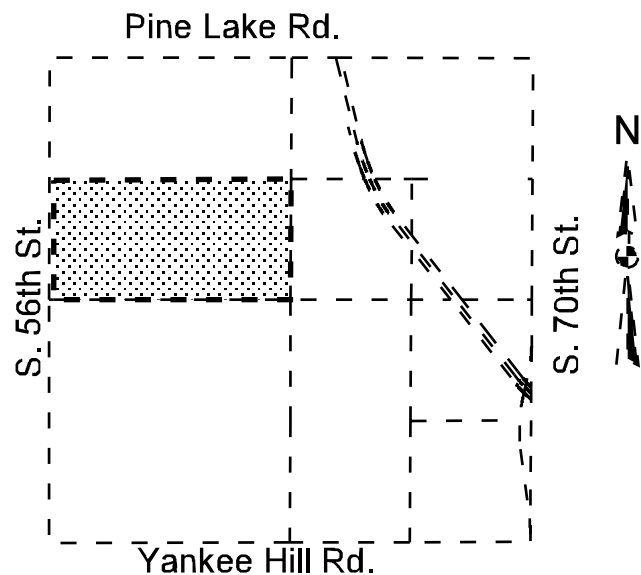
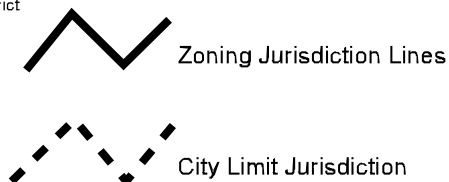


Final Plat #02046
Thompson Creek
S. 56th & Pine Lake Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 21 T9N R7E



THOMPSON CREEK ADDITION

FINAL PLAT
BASED UPON THOMPSON CREEK PRELIMINARY PLAT NO. 01015

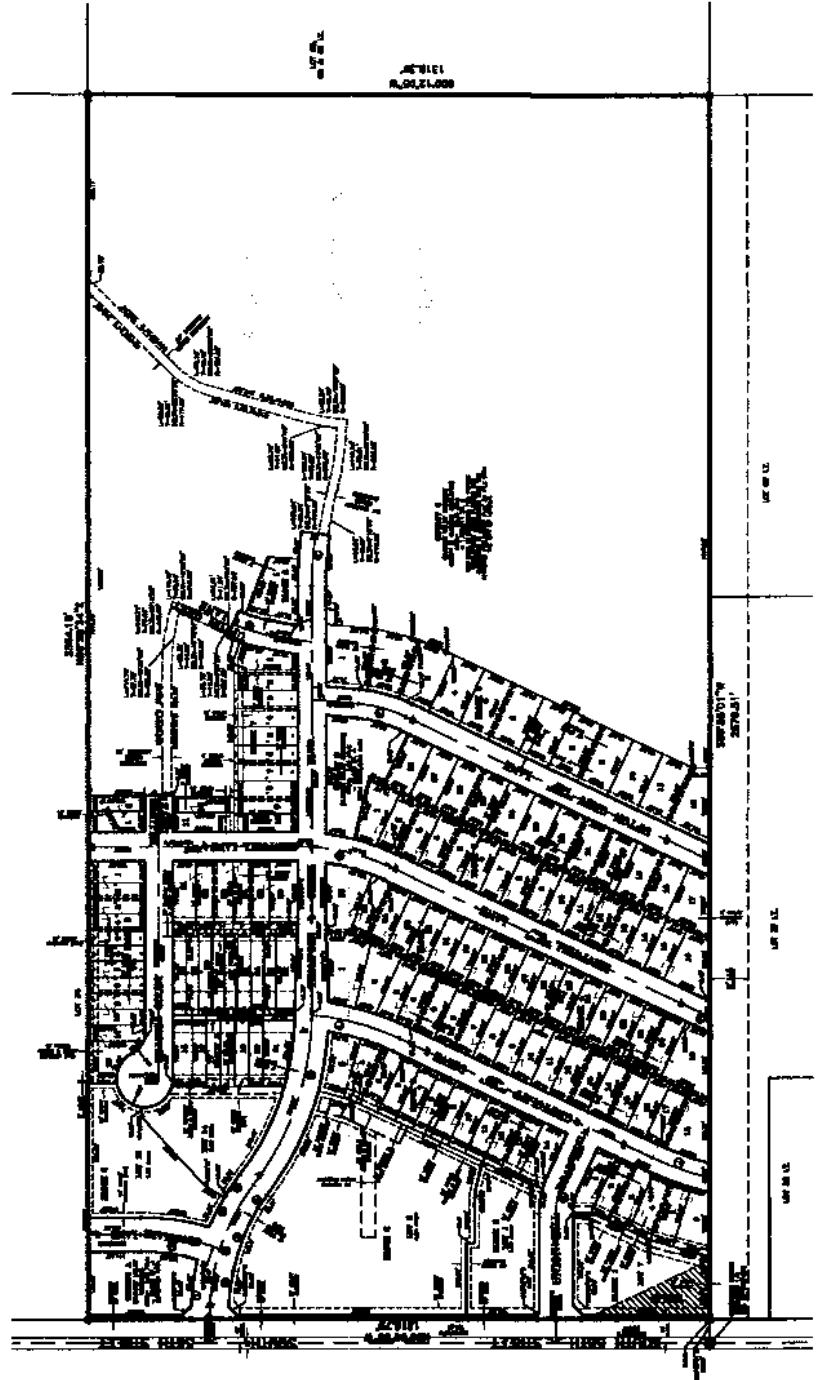
LEGEND

- - CORNER FOUND
- - CORNER SET
- ⊕ - SECTION CORNER
- (N) - MEASURED DISTANCE
- (P) - PLATTED DISTANCE
- - PLAT LIMITS
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - CENTER LINE
- - - SECTION LINE

INDEX OF SHEETS

- SHEET 1 - COVER SHEET AND CURVE TABLES
- SHEET 2 & 3 - FINAL PLAT
- SHEET 4 - LOT AREA TABLES, SURVEYORS CERTIFICATE, PLANNING COMMISSION APPROVAL, DEDICATION AND ACKNOWLEDGMENTS LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGMENTS

SCALE 1"=200'

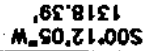


BOUNDARY CURVE TABLE									
CURVE	DELTA	WARRANT	LENGTH	CHORD	CHORD BEARING	CHORD	CHORD BEARING	CHORD	CHORD BEARING
1	11.28.37	49.41	99.84	49.41	N87°00'00"E	99.84	N87°00'00"E	99.84	N87°00'00"E
2	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
3	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
4	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
5	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
6	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
7	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
8	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
9	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
10	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
11	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E
12	10.28.57	38.00	76.18	38.00	N87°00'00"E	76.18	N87°00'00"E	76.18	N87°00'00"E

STREET CENTERLINE CURVE TABLE			
CURVE	DELTA	WARRANT	LENGTH
A	12.22.11	73.10	146.20
B	12.22.11	73.10	146.20
C	12.22.11	73.10	146.20
D	12.22.11	73.10	146.20
E	12.22.11	73.10	146.20
F	12.22.11	73.10	146.20
G	12.22.11	73.10	146.20
H	12.22.11	73.10	146.20
I	12.22.11	73.10	146.20
J	12.22.11	73.10	146.20
K	12.22.11	73.10	146.20
L	12.22.11	73.10	146.20

FINAL PLAT
BASED UPON THOMPSON CREEK PRELIMINARY PLAT NO. 01015

= CORNER FOUND
 = CORNER SET
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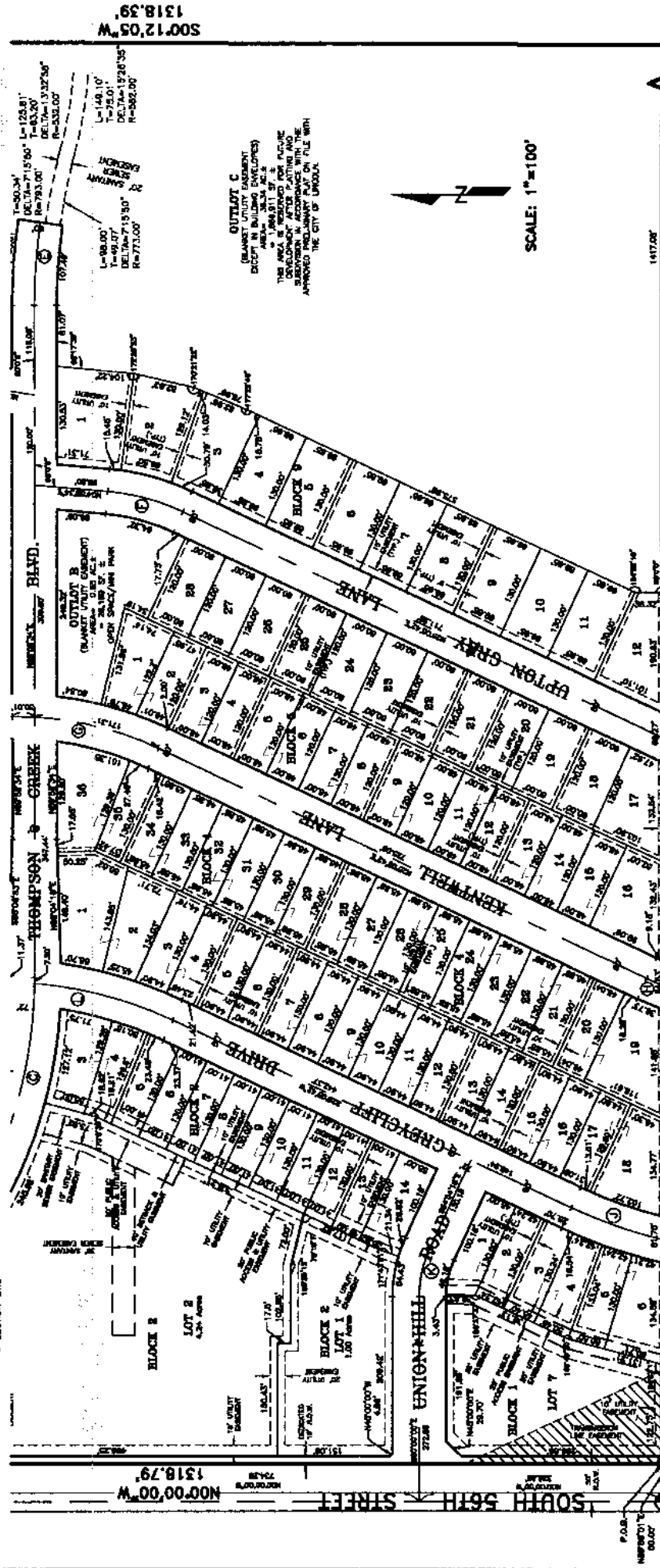


THOMPSON CREEK ADDITION

FINAL PLAT
BASED UPON THOMPSON CREEK PRELIMINARY PLAT NO. 01015

LEGEND

- CORNER FOUND
- CORNER SET
- SECTION CORNER
- (M) MEASURED DISTANCE
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LOT 37 1/2.
SHEET 3 OF 4

LOT 37 1/2.

LOT 36 1/2.

FINAL PLAT
BASED UPON THOMPSON CREEK
PRELIMINARY PLAT NO. 01015

STATE OF NEBRASKA
COUNTY OF LANCASTER

ANY COMMISSION DOWNS ON THE _____ DAY OF _____, 2011

MONTAGNY, PIERRE H.

LIEN HOLDER CONSENT AND SUBORDINATION

[illegible]

BY: _____ DATE _____
MARION BELL VICE PRESIDENT
SECURITY FIRST BANK

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY ARON BELL, VICE PRESIDENT OF SECURITY FIRST BANK, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____ 20____

UNITARY DESIGN

PLANNING COMMISSION APPROVAL

THE FOREGOING PLAN WAS APPROVED BY THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 19____, BY RESOLUTION NO. _____.

ATTEST: _____ DATE: _____

OUTLOT AREA TABLE		
OUTLOT	AREA IN SF.	AREA IN AC.
A	28,913.21 SF.	0.6641 AC.
B	28,188.64 SF.	0.6471 AC.
C	1,000.00 SF.	0.0230 AC.

LOT AREA TABLE BLOCK 4		
LOT NO.	AREA IN SF.	AREA IN SF.
1	1,706.09 SF.	
2	2,111.43 SF.	
3	5,805.34 SF.	
4	5,837.00 SF.	
5	5,837.00 SF.	
6	5,837.00 SF.	
7	5,837.00 SF.	
8	5,837.00 SF.	
9	5,837.00 SF.	
10	5,837.00 SF.	
11	5,837.00 SF.	
12	5,837.00 SF.	
13	5,837.00 SF.	
14	5,837.00 SF.	
15	5,837.00 SF.	
16	5,836.76 SF.	
17	5,837.71 SF.	
18	9,612.74 SF.	
19	11,133.19 SF.	
20	5,085.12 SF.	
21	5,064.40 SF.	
22	5,064.40 SF.	
23	5,064.40 SF.	
24	5,064.40 SF.	
25	5,064.40 SF.	
26	5,064.40 SF.	
27	5,064.40 SF.	
28	5,064.40 SF.	
29	5,064.40 SF.	
30	5,064.40 SF.	
31	5,064.40 SF.	
32	5,064.40 SF.	
33	5,064.40 SF.	
34	5,064.40 SF.	
35	5,409.22 SF.	
36	10,470.78 SF.	

LOT AREA TABLE BLOCK 5		
LOT NO.	AREA IN SF.	AREA IN SF.
1	7,721.00 SF.	
2	5,787.66 SF.	
3	5,760.00 SF.	
4	5,760.00 SF.	
5	5,760.00 SF.	
6	5,760.00 SF.	
7	5,760.00 SF.	
8	5,760.00 SF.	
9	5,760.00 SF.	
10	5,760.00 SF.	
11	5,760.00 SF.	
12	5,760.00 SF.	
13	5,760.00 SF.	
14	5,760.00 SF.	
15	5,760.00 SF.	
16	9,618.72 SF.	
17	9,091.33 SF.	
18	7,300.00 SF.	
19	7,300.00 SF.	
20	7,300.00 SF.	
21	7,300.00 SF.	
22	7,300.00 SF.	
23	7,300.00 SF.	
24	7,300.00 SF.	
25	7,300.00 SF.	
26	7,300.00 SF.	
27	7,300.00 SF.	
28	7,300.00 SF.	

LOT AREA TABLE		
BLOCK 1		
LOT NO.	AREA IN SF.	
1	6,130.65	SF.
2	5,590.62	SF.
3	5,697.43	SF.
4	6,086.34	SF.
5	6,076.72	SF.
6	7,980.75	SF.
7	40,042.40	SF.
BLOCK 2		
1	43,072.56	SF.
2	181,998.30	SF.
3	7,854.65	SF.
4	5,670.29	SF.
5	5,707.76	SF.
6	5,530.00	SF.
7	5,530.00	SF.
8	5,530.00	SF.
9	5,530.00	SF.
10	5,530.00	SF.
11	5,530.00	SF.
12	5,530.00	SF.
13	5,530.00	SF.
14	71,407.34	SF.
BLOCK 3		
1	6,399.94	SF.
2	3,809.50	SF.
3	3,809.50	SF.
4	4,049.75	SF.
5	4,049.75	SF.
6	4,049.75	SF.
7	4,049.75	SF.
8	4,049.75	SF.
9	4,049.75	SF.
10	4,049.75	SF.
11	4,045.98	SF.
12	7,006.68	SF.
13	51,786.25	SF.
14	42,518.36	SF.
15	6,276.55	SF.
16	4,513.98	SF.
17	4,511.98	SF.
18	4,511.98	SF.
19	4,511.98	SF.
20	4,511.98	SF.
21	8,959.75	SF.
22	7,712.65	SF.
23	4,721.05	SF.
24	4,981.61	SF.
25	4,981.61	SF.
26	4,981.61	SF.
27	4,981.61	SF.
28	4,981.61	SF.
29	4,981.61	SF.
30	5,072.03	SF.
31	7,064.87	SF.
32	5,623.06	SF.
33	5,623.06	SF.
34	5,623.06	SF.
35	5,623.06	SF.
36	8,648.36	SF.

SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOT 38, IRREGULAR TRACT, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, PENNSYLVANIA AND MORE FULLY DESCRIBED AS FOLLOWS:

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DATE _____ L.S. NO. 516

R. RUSSELL ORR
R. RUSSELL ORR LAW SURVEYING
7730 MORRISON ST.
LINCOLN, NE 68507

DEDICATION

THE FOREGOING PLAT, KNOWN AS THOMPSON CREEK ADDITION, A SUBDIVISION CONSISTING OF LOT 35, NEEDHAM TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

[illegible]

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EXISTING OR DRAINAGE INCIDENT THERETO.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE.

ANY CORRECTIONS OR CHANGE CHARGES IN LBS TRANSMISSION LINE EXISTENT CONDITIONS ARE SUBJECT TO THE DISCRETION OF THE TRANSMISSION LINE ENGINEER. THE TRANSMISSION LINE ENGINEER MUST BE IN AGREEMENT WITH LBS DESIGN AND SAFETY ENGINEERS. LBS DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DOCUMENTED COMMENTS.

THE CITY OF LINCOLN, ITS SUCCESSORS OR AGENTS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION ON, UPON, OR UNDER ANY EMBANKMENT OR CUTTING.

THE STRUTS SHOWN ARE HEREBY OFFERED TO THE PUBLIC.

UNSET VEHICULAR ACCESS TO E. BOTH STREET FROM OUTLOT A, LOTS 1 & 2, BLOCK 2, AND LOT 7, BLOCK 1 IN HENNEY RESUBDIVISION.

WITNESS MY HAND THIS _____ DAY OF _____ 200

ROBERT D. HARTMAN, President
THOMPSON CREDIT LTD.
A MEMBERSHIP UTILITY COMPANY

ON

AT

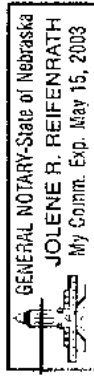
ON CREEK

NO. 01015

OF NOTARY

BEFORE ME, THE
SIGNED, QUALIFIED IN AND
IE ROBERT D. HAMPTON,
IDENTICAL PERSON WHOSE
OF THOMPSON CREEK LLC.,

OF May 20 2003



D SUBORDINATION

IN AGAINST THE REAL PROPERTY
CREEK ADDITION (HEREINAFTER
BE OF THE REGISTER OF DEEDS
IT NO. 2002-20993
THE DEDICATION OF AND
WATER, ELECTRIC, CABLE TV,
IS, OR ROADS, PEDESTRIAN
IMPROVEMENTS OF ACCESS,
IN PLAT, BUT NOT OTHERWISE,
ORDER OF THE LEN AND HAS NOT

Feb 21, 2003
DATE

SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOT 35 IRREGULAR TRACT, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE: N89°58'01"E, A DISTANCE OF 50.00', TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 56TH STREET, THE SOUTHWEST CORNER OF SAID LOT 35 IT AND THE POINT OF BEGINNING; THENCE: N00°00'00"W, ON SAID LINE, A DISTANCE OF 1318.79', TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF; THENCE: N89°58'34"E, ON SAID LINE, A DISTANCE OF 2584.15', TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE: S00°12'05"W, ON THE EAST LINE OF SAID SOUTH HALF, A DISTANCE OF 1318.39', TO THE SOUTHEAST CORNER OF SAID SOUTH HALF; THENCE: S89°58'01"W, ON THE SOUTH LINE OF SAID SOUTH HALF, A DISTANCE OF 2579.51', TO THE POINT OF BEGINNING AND CONTAINING 127 LOTS AND 3 OUTLOTS AND A CALCULATED AREA OF 78.153 ACRES MORE OR LESS.

I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR IN NEBRASKA, AND UNDER THE GUIDELINES OF LAND SUBDIVISION TITLE 26.19.04-1, THAT I HAVE ACCURATELY SURVEYED THIS SUBDIVISION AND ATTEST TO THE ACCURACY OF THE SURVEY AND THE CORRECT LOCATION OF ALL PERMANENT SURVEY MONUMENTS SHOWN ON THIS PLAT, AND THAT THE LOTS, BLOCKS, STREETS, ALLEYS, PUBLIC WAYS AND GROUNDS ARE STAKED AND MARKED AS HEREIN REQUIRED. PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE OF EACH STREET WITHIN THE FINAL PLAT, OR ABUTTING THEREON, AT EACH STREET INTERSECTION, AT THE INTERSECTION OF EACH STREET AND RAILROAD RIGHT-OF-WAY, AND AT EACH POINT OF TANGENCY AND CURVATURE. TEMPORARY METAL STAKES HAVE BEEN PLACED AT ALL LOT AND BLOCK CORNERS. THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT AND BLOCK CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

Feb 21, 2003

DATE

R. RUSSELL ORR
LS-516 R. RUSSELL ORR LAND SURVEYING
7130 MORRISON ST.
LINCOLN, NE 68507

LS-516

L.S. NO. 516

R. RUSSELL ORR DEDICATION

THE FOREGOING PLAT, KNOWN AS THOMPSON CREEK ADDITION, A SUBDIVISION CONSISTING OF LOT 35 IRREGULAR TRACT, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.